

**Land Use Amendment in North Glenmore Park (Ward 11) at 5604 - 20 Street SW,
 LOC2022-0161**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 5604 - 20 Street SW (Plan 5259HR Block 27, Lot 1) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022 NOVEMBER 17:

That Council give three readings to **Proposed Bylaw 3D2023** for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 5604 - 20 Street SW (Plan 5259HR Block 27, Lot 1) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for semi-detached and duplex dwellings in addition to the building types already allowed (e.g., single detached dwellings and secondary suites).
- The proposal represents an appropriate density increase of a residential site, allows for development that may be compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean for Calgarians? The proposed Residential – Contextual One / Two Dwelling (R-C2) District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why is this important? The proposed R-C2 District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This application, located in the southwest community of North Glenmore Park, was submitted by the landowner, Cynthia Wright on 2022 August 24. As per the Applicant Submission (Attachment 2), the applicant intends to construct up to two dwelling units on the subject site. No development permit has been submitted at this time.

The approximately 0.06-hectare parcel is located at the southeast corner of 20 Street SW and 55 Avenue SW. The site is currently developed with a single detached dwelling and detached garage with access from the rear lane.

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A detailed planning evaluation of the application, including location maps and the site context, is provided in the Background and Planning Evaluation (Attachment 1).

PUBLIC ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public was informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with relevant public groups and respective community association was appropriate. In response, the applicant emailed the North Glenmore Park Community Association (CA) and Ward Councillor to inquire about redesignating the subject site. The applicant also discussed the proposal with neighbours at a garage sale which they held in the spring. More details can be found in the Applicant Outreach Summary (Attachment 3).

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received 111 letters of opposition. The letters of opposition cited concerns which can be summarized as follows:

- traffic and parking;
- property devaluation;
- setting a precedent for future rezoning; and
- general opposition to increased density.

Administration received one letter of support which cited access to amenities and environmental concerns as reasons for support.

The North Glenmore Park CA provided a letter in opposition on 2022 September 23 (Attachment 4) identifying the following concerns:

- spot zoning and planning rationale;
- possible future redesignations on the site; and
- desire to retain current land use mix (Residential – Contextual One Dwelling (R-C1) District).

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate as it seeks a grade-oriented low-density residential district in an amenity-rich established area that is compatible with the character of surrounding development. On-street parking concerns raised by the community generally stem from the institutional use located to the north. Existing and future residents of the subject site are not entitled to park their vehicles on the public right of way adjacent to the property. Administration notes that each application is reviewed based on its own merits, not on potential future

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applications. Planning concerns such as on-site parking and density will be considered with the review of any future development permit.

Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

This proposal may have positive social implications by offering a greater number and variety of dwelling units for Calgarians near existing services and amenities.

Environmental

This application does not include actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The proposed land use would allow for a more efficient use of land, existing infrastructure and services, and may provide more compact housing in the community.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
5. **Proposed Bylaw 3D2023**
6. **CPC Member Comments**
7. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform